



'The Party House' has been used to describe this wonderfully spacious home! This is due to the incredible open plan living, dining and kitchen area which leads onto the landscaped garden, absolutely perfect for any entertaining you choose, family and friends will be able to enjoy your home when invited! The property forms part of a development of just three homes, and with an excellent high quality level of finish to all parts of the home which have been further enhanced by the current owner giving time and attention to landscaping the lovely gardens. Magham Down is situated just outside the village of Herstmonceux which offers many local amenities and the overall area is wonderful for walks and exploring the wider countryside, the house sits adjacent to a lane which leads you all the way to Pevensy Levels for example, and the larger market town of Hailsham is approx a 5 minute drive away. The accommodation has been extremely well thought out and comprises of, entrance porch with deep built in storage, leading into the hallway with staircase rising to the first floor. The hallway opens into the already mentioned living and dining room which measures an impressive 18ft x 17ft3 and opens into the modern and well equipped kitchen, with French doors to the garden. The quiet bay fronted snug sitting room sits to the front of the property. To the rear there is a useful utility room, and a further lobby/storage space which also houses the ground floor cloakroom. Upstairs all bedrooms are double in size, two have modern built in wardrobes, and bedroom one has the luxury en-suite shower facilities, plus there is a further luxury bath and shower room. The gardens of this home are such a feature, arranged to the rear and side, and have been beautifully landscaped with enhancements to include the stone paved patio area, an abundance of shrubs and complete privacy provided by the hedging, trees and fencing. There is a driveway to the front of the property offering ample off road parking together with a single garage.

Guide Price £525,000-£540,000
Tenure Freehold | Council Tax Band- E



3, Red Lion House, Magham Down, Hailsham, BN27 1PN

Entrance Porch- Casement front door. Double glazed sash window to side. Feature tiled flooring. Alarm system. Inset ceiling LED lights. Deep built in cupboard.

Entrance Hall- Stairs to first floor landing. Engineered wood flooring. Radiator.

Lounge - 4.7m x 5.56m (15'5" x 18'3")- Bay fronted with double glazed sash window to front. Fireplace with fitted feature electric fire with decorative surround. Engineered wood flooring. Radiators, telephone point and TV point.

Dining/Family Room - 4.7m x 5.36m (15'5" x 17'7")- Open to kitchen. Double glazed French doors to garden. Engineered wood flooring. Inset ceiling LED lights on dimmer switches. Radiator. Telephone point and TV point.

Inner Lobby- Double glazed window to rear. Wood flooring. Radiator.

Cloakroom- Double glazed window to rear. Tiled flooring and partially tiled walls. Inset ceiling LED lights. Chrome towel rail.

Low level W.C and wash hand basin with vanity unit.

Utility Room - 1.75m x 1.27m (5'9" x 4'2")- Double glazed sash window to rear. Engineered wood flooring. Inset ceiling LED lights. Fitted with base units and work surfaces with inset stainless steel sink and with mixer tap. Plumbing for washing machine and wall mounted gas boiler.

Kitchen - 4.01m x 3.68m (13'2" x 12'1")- Double glazed sash windows to rear. Inset ceiling LED lights. Engineered wood flooring. Under unit heater. Fully fitted with a range of modern wall and base units comprising of integral fridge freezer, dishwasher and microwave. Granite work surfaces with large central island, and built in double electric ovens with five burner gas hob, and inset stainless steel 1 and 1/2 bowl sink and drainer unit.

First Floor Landing- Double glazed sash window to front. Airing cupboard with Worcester Bosch system. Radiator. Loft access with fitted ladder.

Bedroom One - 3.68m x 3.48m (12'1" x 11'5")- Double glazed sash windows to front. Built in wardrobes with sliding doors. Radiator. Telephone point and TV point. Door to ensuite.

En-Suite- Tiled flooring and partially tiled walls. Inset ceiling LED lights, underfloor heating. Extractor fan. Chrome towel rail.

Luxury suite comprising of shower cubicle, wash hand basin with vanity unit and light up mirror and W.C with concealed cistern.

Bedroom Two - 3.68m x 3.48m (12'1" x 11'5")- Double glazed sash window to rear. Built in wardrobes with sliding doors. Radiator.

Bedroom Three - 4.98m x 3.56m (16'4" x 11'8")- Double glazed sash windows to side. Radiator. Telephone point and TV point.

Bathroom- Double glazed opaque sash window to rear. Tiled flooring and partially tiled walls. Inset ceiling LED lights and underfloor heating. Extractor fan. Chrome towel rail.

Luxury suite comprising of bath with mixer taps and handheld shower attachment, shower cubicle with double shower head, wash hand basin with vanity unit and light up mirror and W.C with concealed cistern.

Front Garden- Double width driveway. Hedges. Access to garage.

Garage- Single garage. Up & over door.

Rear Garden- Mainly laid to lawn with paved patio area with inset lighting. Two sheds. Fencing surrounds with gated side access. Mature trees, shrubs, flower beds and borders.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 102 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



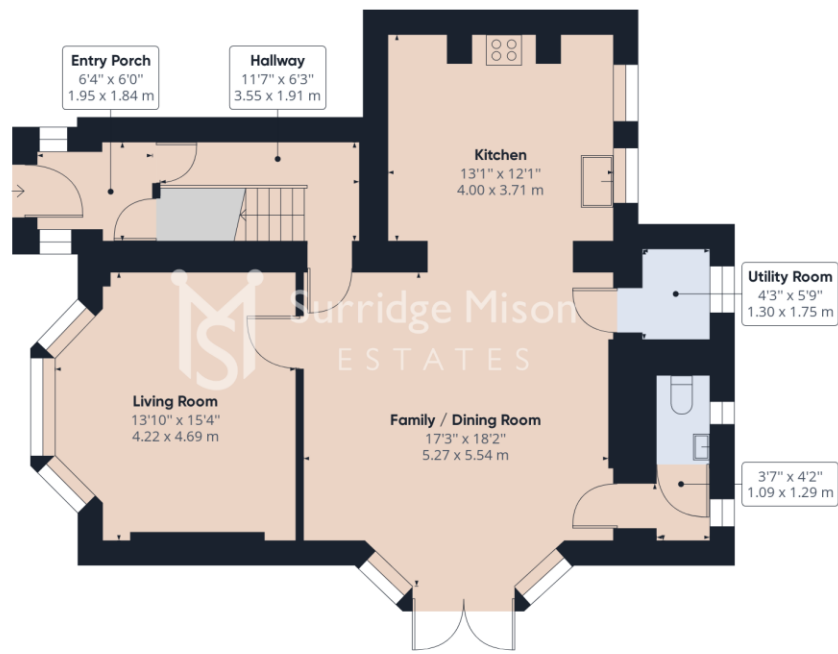
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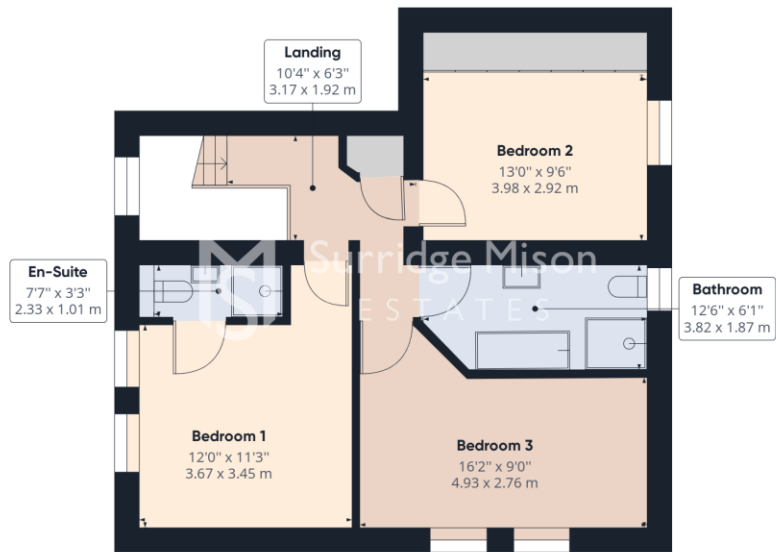


Floor 0

Approximate total area⁽¹⁾

1503.81 ft²

139.71 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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